

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – February 28, 2023  
The Planning Commission of the City of Rainbow City, Alabama met in a regular session at 3:30 P.M. and upon roll call the following members were present:

Present:  
Wes Ellis, Chairman  
Bettye Boyd  
Brent Boggs  
David King  
Larry Harris  
Mona Wallace  
Clark Hopper, Council Member

Absent:  
Thomas Moon, Vice Chairman

Also Present:  
Joel Garmon  
Lance Smith, City Attorney  
James and Sandra (Morris) Chance  
John Smith

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the January 24, 2023 meeting. Bettye Boyd moved to accept the minutes as presented. Brent Boggs seconded the motion. There were no changes or questions. Motion carried unanimously to accept the minutes as is.
2. James and Sandra (Morris) Chance were present for the plat rearrangement of their property located on Hwy 77, parcel numbers 15-04-19-0-001-146.001, 15-04-19-0-001-145.001, 15-04-19-0-001-145.002 and 15-04-19-0-001-093.000. Mr. Chance explained that they have tried to sell the property but cannot currently access all parcels from the road and that the rearrangement of the parcels will allow this access to all four parcel's. Mr. Garmon explained to the Board the rearrangement met all necessary requirements but the Chance's will still need to get with ALDOT for approval for the new access.

No one present in opposition.

3. Larry Harris made a motion to approve the rearrangement of the plat as presented subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Mona Wallace seconded the motion. Motion carried unanimously.
4. John Smith was present with a concept drawing for a mini-warehouse development on his property located Steele Station Rd., parcel number 15-04-19-0-001-002.006, PPIN 96593. Wes Ellis explained that based on the drawing submitted and the Staff Review comments, Fire Marshall Craig Hill had concerns about fire truck entrance and turn around. Joel Garmon explained that the drawing was only a concept drawing and Mr. Smith would still need to get with an engineer for a final design, but he was made aware of Craig Hill's concern. Mr. Ellis explained that an amendment to the Zoning Ordinance was on the current agenda and in the event, if the ordinance was amended, and Mr. Smith's application is not complete before the change takes place then his application would fall under the new amended ordinance. Discussion followed. Bettye Boyd made a motion to accept the concept drawing as submitted subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Brent Boggs seconded the motion. Motion carried unanimously.

5. The Rainbow City Building Department has submitted a request to amend the Rainbow City Zoning Ordinance Section 61 (b)(1) d "Commercial Uses" to remove "mini-warehouses" as a permitted use. Mr. Garmon explained that we have a lot of property zoned Highway Commercial which was allowing mini-storage to be developed everywhere throughout the City including residential areas, and by restricting this use to a general location like the Manufacturing District it would help with the issues of mini-storage being allowed anywhere, throughout the City. Discussion followed.

No one was present in opposition.

6. Clark Hopper made a motion to accept the request for recommendation to the City Council to approve the requested amendment as submitted subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Brent Boggs seconded the motion. Motion carried unanimously.
7. There being no further business to come before the Planning Commission, Bettye Boyd made a motion to adjourn. Brent Boggs seconded the motion. Motion carried unanimously.
8. Meeting adjourned at 3:54 P.M.

Respectively Submitted,

Heather Hill